

WELLINGTON PROFESSIONAL CAMPUS



AVAILABLE FOR PURCHASE

Located in the heart of Macomb County at the intersection of Shelby and Macomb Township. This is one of the fastest growing communities in the State and has been for the past decade.

Square Footage: Existing units from 2,500 - 80,000 SF ideal for Office/R&D/Flex/Medical

Acreage: Shovel Ready pad sites up to 8.5 acres
800' Frontage on Hayes - Recently expanded to 5 lanes

Pricing: Acreage ranging from \$395,000 - \$1,135,000
Existing units: \$175 PSF



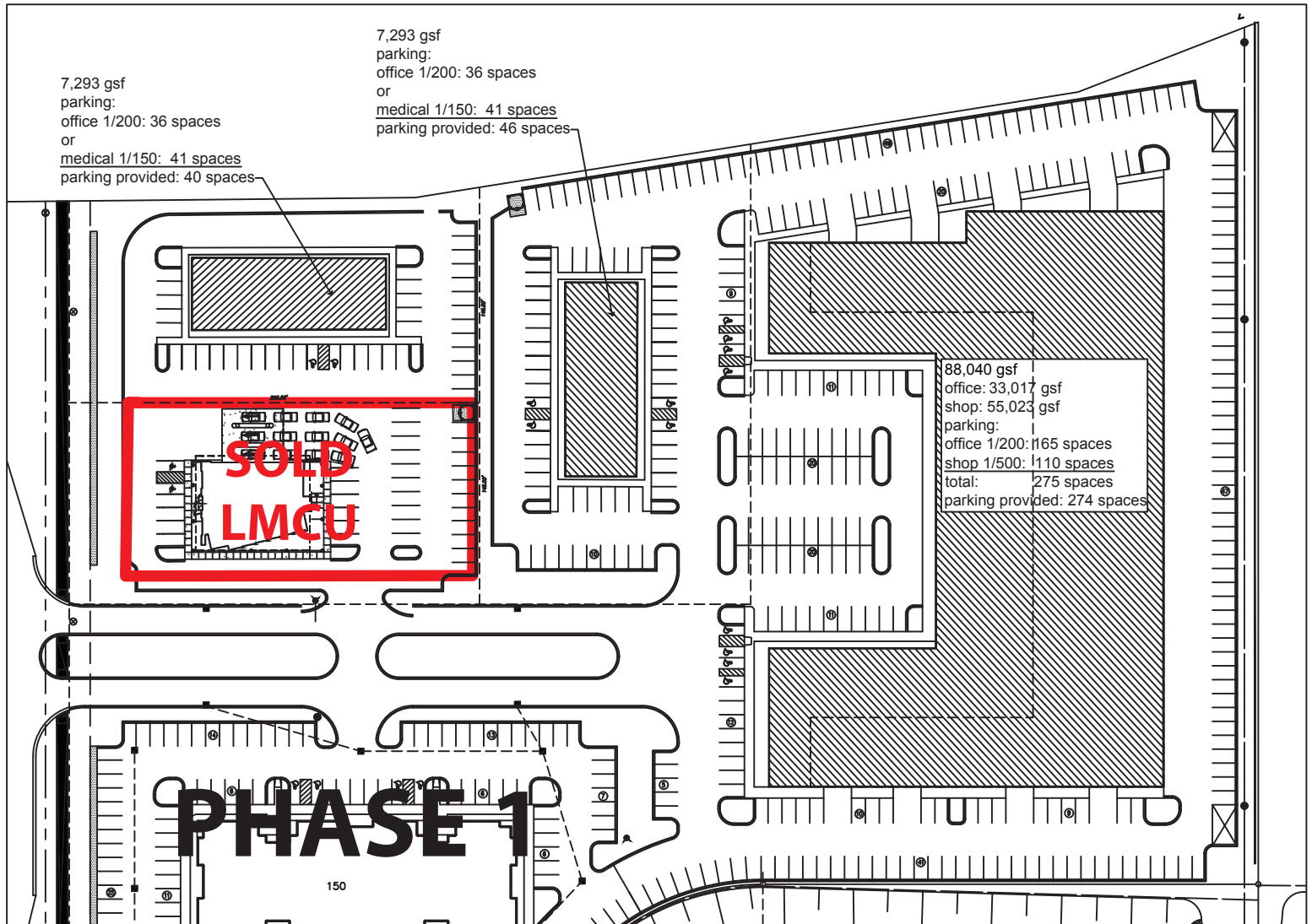
[Click Photo To See Video of Property](#)

CONTACT

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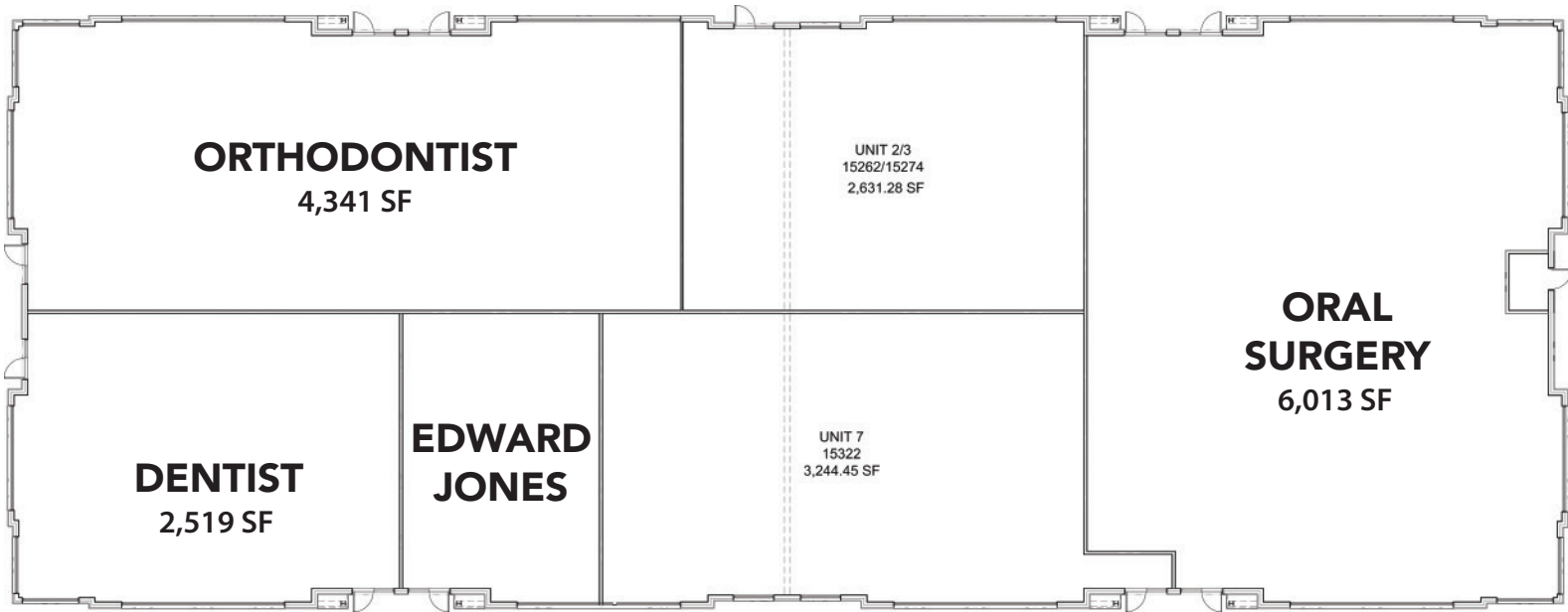
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Matching the right people to the right place.

PHASE 1



PHASE 2 & 3

Improvements in Place – A True Shovel Ready Parcel

Storm Detention Ponds - Not needed, the property is 100% buildable. No cost of land wasted for a pond, no dirt removal off site, no pumps, outlet structures, water cleaning structure and no cost for Storm Sewer pipes to get to an Outlet as well as Drain Improvements have all been completed.

Entrance - the Blvd entrance has been installed as well as the Ingress Egress into site has already been installed and landscaped.

Water and Sewer - The entire site has been equipped with Water and off-site Sewer has been brought on property for future taps directly to building. Frontage Capital charges have been paid for the entire project as well as all the engineering for all the infrastructure permits, design taps fees for main lines have been paid.

Utility Improvements - DTE, Consumers and Comcast have been upgraded for site.

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